

APPLICATION
SUBDIVISION OF PROPERTY

SUB # 2010-0007

PROPERTY LOCATION: **209 Pine Street, Alexandria, Virginia**

TAX MAP REFERENCE: **024.01 01 16**

ZONE: **R-8**

APPLICANT'S NAME: **Russ-Pine LLC, a Virginia limited liability company**
ADDRESS: **601 King Street, Suite 250, Alexandria, Virginia 22314**

PROPERTY OWNER NAME: **Phillip R. Wheeler and Minh Nguyen Wheeler, Co-Trustees of the
Phillip R. Wheeler Revocable Trust dated April 27, 1989, as amended**
ADDRESS: **209 Pine Street, Alexandria, Virginia 22305**

SUBDIVISION DESCRIPTION: **Approval of a plat of subdivision of 209 Pine Street, lots 1, 2 and
3, Block 18 Groves Addition to Mt. Ida, into two new R-8 conforming lots.**

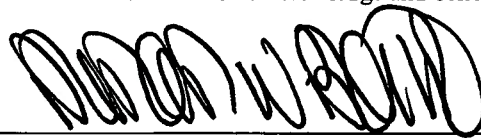
☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire
Print Name of Applicant or Agent



Signature

524 King Street dblair@landclark.com 703 836-1000 703 549-3335
Mailing/Street Address E-mail Telephone # Fax #

Alexandria, Virginia 22314 November 23, 2010
City and State Zip Code Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

All applicants must complete this form.

1. The applicant is the (*check one*):

☒ Owners

☐ Contract Purchaser

☐ Lessee

☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Russ-Pine LLC is a Virginia limited liability company. The individuals owning in excess of a ten percent (10%) interest in the limited liability company are Daryl Andrews (25%); Edward Meade (25%) and Ronald Buch and Debbie Buch (50%). The mailing address for the members is 601 King Street, Alexandria, Virginia 22314.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Please describe the existing and proposed use of the property (ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property (ies).

Russ-Pine LLC, the contract purchasers of 209 Pine Street, are requesting approval of a plat of subdivision to resubdivide the existing three (3) lots created as part of the original 1922 subdivision known as Groves Addition to Mt. Ida into two (2) new R-8 compliant lots of land. The new lots are consistent with the character to the original lots in the subdivision and the immediate area.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daryl Andrews	601 King Street, Suite 250 Alexandria, VA 22314	25%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Pine Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Daryl Andrews	None	Planning Commission, City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

November 22, 2010
Date

Daryl Andrews
Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Edward Mead	601 King Street, Suite 250 Alexandria, VA 22314	25%
2.		
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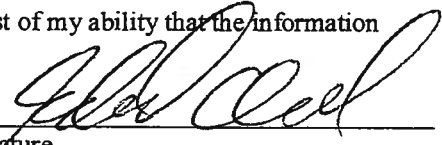
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Edward Mead	None	Planning Commission, City Council
2.		
3.		

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November 22, 2010
Date

Edward Mead
Printed Name


Signature

SUB# 2010-0007**OWNERSHIP AND DISCLOSURE STATEMENT**

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Name	Address	Percent of Ownership
1. Ronald Buch and Debbie Buch	601 King Street, Suite 250 Alexandria, VA 22314	50%
2.		
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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ronald Buch and Debbie Buch	None	Planning Commission, City Council
2.		
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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

November 22, 2010
Date

x RONALD BUCH
Printed Name
Deborah Buch

x TMB
Signature
Deborah Buch

OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. Russ-Pine LLC	601 King Street, Suite 250 Alexandria, VA 22314	100%
2.		
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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Russ-Pine LLC	None	Planning Commission, City Council
2.		
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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

November 22, 2010
Date

Daryl C. Andrews
Printed Name


Signature

Sub 2010-0007



Russell St.



Pine St.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

*SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA*

SUBDIVISION # 2010-0007

Project Name: **209 Pine Street**

Project Address: **209 Pine Street**

Description of Request: **Approval of Plat of Subdivision.**

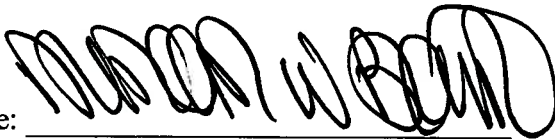
The undersigned hereby waives on behalf of the Applicant the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above, commencing on the date this Application is filed and up to and including the Planning Commission public hearing on February 1, 2011.

Date: **November 22, 2010**

☐ Applicant

☒ Agent

Signature: _____



Printed Name: **Duncan W. Blair, Esquire
Land, Clark, Carroll, Mendelson & Blair, P.C.**